178.0	0008	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	670,200 /	670,200
USE VALUE:	670,200 /	670,200
ASSESSED:	670,200 /	670,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
116		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YEN DANNY &
Owner 2:	KHO NANCY E
Owner 3:	
Street 1:	116 DOW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	AMSBAUGH WILLIAM -
Owner 2:	AMSBAUGH HOSKINS DENISE -
Street 1:	116 DOW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,749 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1970, having primarily Vinyl Exterior and 1650 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5749.000	254,900	600	414,700	670,200
Total Card	0.132	254,900	600	414,700	670,200
Total Parcel	0.132	254,900	600	414,700	670,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.18 | /Parcel: 406.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 121086
GIS Ref
GIS Ref
Insp Date: 07/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 178.0-0008-0002.0

!14036!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	254,900	600	5,749.	414,700	670,200	670,200	Year End Roll	12/18/2019
2019	101	FV	279,100	600	5,749.	414,700	694,400	694,400	Year End Roll	1/3/2019
2018	101	FV	279,100	600	5,749.	349,600	629,300	629,300	Year End Roll	12/20/2017
2017	101	FV	279,100	600	5,749.	319,900	599,600	599,600	Year End Roll	1/3/2017
2016	101	FV	239,200	600	5,749.	272,500	512,300	512,300	Year End	1/4/2016
2015	101	FV	220,500	600	5,749.	237,000	458,100	458,100	Year End Roll	12/11/2014
2014	101	FV	220,500	600	5,749.	219,200	440,300	440,300	Year End Roll	12/16/2013
2013	101	FV	220,500	600	5,749.	208,500	429,600	429,600		12/13/2012

PRINT

Date	Time
12/11/20	03:55:11

LAST REV

Date	Time
08/06/18	10:13:17

mmcmakin

USER DEFINED

Prior Id # 1:	121086
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14036

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AMSBAUGH WILLIA	66631-64		1/5/2016		626,000	No	No		
LOMBARDO MARY A	47365-115		4/28/2006		460,000	No	No		
LOMBARDO MARY A	41200-492		10/16/2003	Family	1	No	No		
LOMBARDO ANTHON	33206-318		7/5/2001	Family	1	No	No		
	11962-323		3/1/1971		40,600	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2011	1266	Redo Bat	4,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	CC	Chris C
5/16/2017	SQ Returned	EMK	Ellen K
5/1/2012	Info Fm Prmt	MM	Mary M
11/24/2008	Meas/Inspect	345	PATRIOT
11/5/2006	MLS	HC	Helen Chinal
12/27/1999	Meas/Inspect	163	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5749		Sq. Ft.	Site		0	70.	1.03	7									414,728						414,700	

Total AC/HA:	0.13198	Total SF/SM:	5749	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	414,728	Spl Credit		Total:	414,700

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

COMMENTS

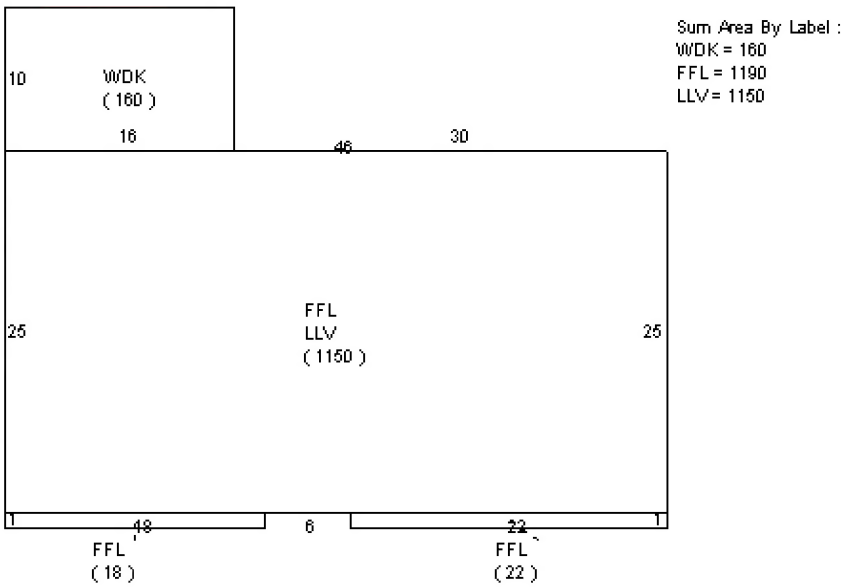
OF = BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB					

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	25.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	25.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	129.533
Other Features:	98380
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	341646
Depreciation:	86778
Depreciated Total:	254868

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	129.53
Special Features:	0	Val/Su Net:	101.96
Final Total:	254900	Val/Su SzAd	214.20

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,190	129.530	154,144
LLV	Lower Level	1,150	75.780	87,143
WDK	Deck	160	12.370	1,980

Net Sketched Area:	2,500			Total:	243,267
Size Ad	1190	Gross Are	2500	FinArea	1650

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 178.0-0008-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1990	0.00	T	23.2	101						
19	Patio	D	Y	1	10X24	A	AV	1970	3.81	T	39.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	
				Total:	600